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FEDERAL BUREAU OF INVESTIGATION FOI/PA

DELETED PAGE INFORMATION SHEET FOI/PA# 1393673-0

Total Deleted Page(s) = 9
Page 15 ~ Duplicate;
Page 16 ~ Duplicate;
Page 18 ~ b6; b7C; b7D;
Page 19 ~ Duplicate;
Page 22 ~ Duplicate;
Page 25 ~ Duplicate;
Page 28 ~ Duplicate;
Page 29 ~ Duplicate;
Page 31 ~ Duplicate;
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Suburban report

Forest cops may lose chief

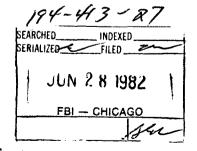
THE CHIEF of the Cook County Forest Preserve Police Department may be fired from his \$28,699-aear job despite his acquittal on a drunken-driving narge earlier this week, District Supt. Arthur anura said Wednesday. T.R. Lavenhagen, 33, of Palos Park, was told during a meeting Wednesday hat his case is being reviewed and that he may not be reinstated as chief, Janura said. He added that avenhagen could be fired from the department if district officials decide it is warranted. Lavenhagen has been on unpaid suspension since his arrest in Willow Springs on April 15. Cook County Board President George Dunne said he spoke to Janura before the meeting and will review testimony from Tuesday's bench trial in the Oak Lawn branch of Cook County Circuit Court before making a recomnendation on Lavenhagen's fate. Lavenhagen said he was taken by surprise at the meeting and requested a three-week vacation to give district officials time to decide his case. He also received back pay for the period of his suspension, according to Janura.

UNITED STATES GOVERNMENT

Memorandum

	DAC, CHICAGO (134 413)	0/20/02	
From :	SA		ъ6 ъ7С
subject:	ARTHUR JANURA, ET AL OO:CG		
· •	On June 26, 1982, At captioned case. AUSA case.	was contacted concerning has been assigned to prosecute this	b5 b6 b7C
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UNITED STATES GOVERNMENT

Memorandum

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TO	:	SAC.	CHICAGO	(194-413)	(SQUAD 7B)	DATE:	8/18/82

FROM : SA

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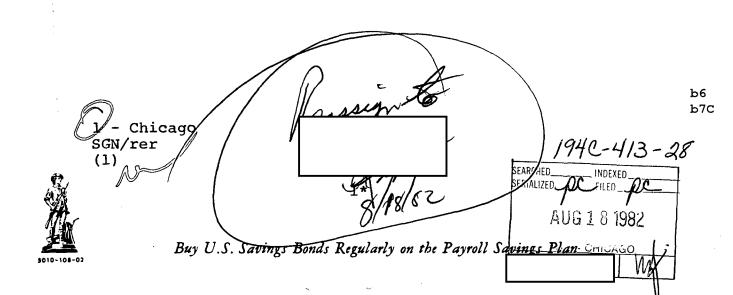
SUBJECT:

ARTHUR JANURA;

OFFICIALS COOK

COUNTY FOREST PRESERVE

It is requested that captioned case be re-assigned due to case load of current case Agent on Chicago Division cases entitled, and .





Probe asked of preserve's home rentals

By William Recktenwald

COOK COUNTY Board member Bernard Carey on Sunday demanded an investigation into the county forest preserve district's controversial practice of providing luxury houses to favored employees for free or at low cost.

Calling the practice "a shameful giveaway," Carey said he wanted to know who occupies the 56 luxury homes located throughout the forest preserve district.

"This reeks of old-time patronage politics for a few political cronies," said Carey, the Republican candidate for county board president.

In its Sunday editions, The Tribune reported that the forest preserve district has paid more than \$60,000 in legal fees in a dispute with the Internal Revenue Service stemming from its practice of assigning empty houses on district lands to certain employees.

The IRS, in a civil action, contends that the difference between the rental paid by employees and the fair anarket rental for the houses should be reported as income by employees.

IN THE CASE of a home near Palos Hills, the IRS contends that the fair market value for the ranch house at 9001 W. 103d St. was \$1,000 per month in 1974. The home is occupied by a district plumber who pays \$65 per month.

Rent for the 56 houses ranges from \$20 to \$75 per month. At least three of the houses are equipped with swimming pools.

In addition to the 56 luxury homes, 49 other residences are located adjacent to district facilities such as swimming pools, golf courses and equipment storage yards. Employees who live in these houses are charged no

rental fee.

The homes are former private residences acquired by the district through eminent-domain proceedings on land purchased for public use.

"We want to know who is getting the rent breaks and why," Carey said. "What are the criteria used to distribute these valuable county resources such as Continued on page 10, col. 1

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Below)

(Indicate page, name of newspaper, city and state Chicago Tribune Date: Monday August 23, 1982 Edition Morning two star Page 1, Section 1 Time: Probe asked of Preserve's Home Rentals b7C Character: or 194-413 Classification ARTHUR JANURA. Submitting Office County Forest Preserve HOBBS ACT - CPO, MF

00: CHICAGO

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FSI — CHICAGO



Tribune photo by David Nystrom

This home at 1290 Schaumburg Rd. near Elgin is pays \$75 per month for rent. Two more District homes occupied by a Forest Preserve District employee who are located within 200 yards of this home.

Preserve housing probe asked

Continued from page one housing and arable land."

IN ITS SURVEY of the forest preserve district, The Tribune found that more than 1,000 acres is rented to farmers who grow crops on the land despite state statutes that call for forest preserve lands to be maintained "as nearly as may be in its natural state and condition."

Forest preserve property is rented for \$60 an acre per growing season.

Franklin Reiss, professor emeritus of agricultural economics at the University of Illinois, cited by the district as its source for establishing the \$60 fee, told The Tribune the fee is too low.

"Cash rents in other locations are a good deal higher than that [\$60]," Reiss said. "Good, highly productive, east-central Illinois farmland is renting for around \$120 to \$125 an acre. In competi-

tive auction bidding I have seen the price go as high as \$200 per acre."

CAREY SAID he would ask the Cook County state's attorney and the Illinois attorney general for opinions as to the legality of the farmland rentals.

"At the very least, these properties could provide the district with more [rental] revenue," Carey said. "Additionally, it may be a violation of the law in permitting district land to be farmed at all."

Arthur Janura, general superintendent of the district, has refused to discuss the criteria used to determine which employees receive homes. He has contended that residents are on guard 24 hours aday to provide protection against fire and vandalism.

Some of the houses are in clusters. Seven homes protect a mile-square area of Bemis Woods, near Western Springs, and five are within sight of one another-

in the Paul Douglas Preserve, near South Barrington. Three houses are within 200 ! yards of each other on Schaumburg Road near Elgin. One of these has a large swimming pool and rents for \$75 per & month.

Chicago Tribune

Tuesday, August 24, 1982

Patronage denied in reserve

By William Recktenwald

THE GENERAL superintendent of the Cook said. "Tenure has something to do with it. County Forest Preserve District denied Monday that the district has been providing homes to employees free or at very low cost on the basis of political favoritism.

Responding to stories in Sunday editions of The Tribune, Arthur L. Janura said employees living in houses on district land were chosen through an administrative procedure based lar-

gely on job skills and tenure.

The Tribune stories outlined the district's practice of providing employees with houses on land acquired by the district through eminentdomain proceedings. Of the 105 houses involved, ranging from modest bungalows to former homes of millionaire businessmen, 49 are provided to employees rent-free, and the maximum: rent charged on the other 56 is \$75 monthly, with most rented for less than \$50.

JANURA SAID the district allocates the homes ato employees generally on the recommendation of department heads or after consideration of requests from individual employees.

"One of the things that you look at is how long the individual has been working for us," Janura

"The recommendation comes from the head of the department as to the quality of the employee; what services he can perform, the job that he is presently doing. This is how the houses are allocated.'

Allowing the employees to live in the houses rent-free or nearly rent-free, he said, provides an invaluable 24-hour-a-day defense against vandalism, crime, fires and other emergencies.

SINCE 1975 the district has spent more than \$60,000 in legal fees in a dispute with the Internal Revenue Service, which claims that the employees should declare their rental benefits as personal income.

Janura also defended the district's practice of renting out 1,000 acres of forest preserve to private farming operations for cropland.

"We went to our legal department and got an opinion that we have the authority to go ahead and farm our property in the restoration and restocking of our lands," he said. "It is a part of the restoration; it is part of our transitional

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CHICAGO TRIBUNE Date: August 24, 1982 Edition Morning

TIME: PATRONAGE DENIED IN FORES RESERVE RENTALS

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management program."

Calvin Sutker, chief attorney for the district, said Monday that he is re-examining a 1954 district legal opinion under which land has been rented out for farming. The Tribune stories cited examples of land being rented for 10 years or more to private farmers in apparent violation of state statutes mandating that forest preserve property be reserved for public use.

JANURA SAID the district will investigate a report in The Tribune stories that one employee living in a forest preserve house is operating a carpet-cleaning business out of the home.

Another district spokesman said Monday that steps already were underway to clean and repair forest preserve houses cited in the articles as eyesores due to neglect.

"If you look at them today, you should see a different situation," said Marshall Silverstein, a district spokesman.

Bernard Carey, a Republican member of the Cook County Board who is a critic of the Democrat-controlled forest preserve district, charged that the rental amounts for district property are

far too low. He said a 1975 county board resolution directed Janura and his staff to review the rental structure every two years in accordance with changing economic conditions.

Carey said he can "find no evidence that they [the rents] were reviewed" since the 1975 resolution was issued. Carey is running for president of the county board.

THE TRIBUNE also learned Monday that the district is continuing to provide a house rent-free to a former employee recently convicted of charges related to deer poaching.

The house is adjacent to the district's Whealan Swimming Pool, 6200 W. Devon Ave. Joseph LoCascio, 42, a former lieutenant of the forest preserve police, lives in the house.

On July 15 LoCascio was convicted in Criminal Court of official misconduct and of four misdemeanor hunting charges in connection with the poaching. LoCascio faces up to five years in

Janura said Monday that LoCascio has been removed from the district payroll but will be permitted to remain in the house until Oct. 1.

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In forest preserves

A house is home-

By William Recktenwald

-for \$65 a month

THE COOK COUNTY Forest Preserve District is continuing its controversial practice of providing free or low-cost luxury housing to favored employees in direct conflict with its own rules, resulting in a dispute that has cost the district more than \$60,000 in legal fees.

A handful of favorites among the Cook County Forest Preserve District's 1,300 employees have been provided with rentfree or virtually rent-free homes on district land for more than a decade.

The federal government has determined that at least one of these residences would have rented for \$1,000 monthly almost a decade ago. The 105 homes formerly were private residences about

district employee, and the rental at \$60 an acre of district land to farmers for cultivation of cash crops. State officials say the rental rate should be much higher.

The houses are scattered throughout the county on the 66,000 acres owned by the Forest Preserve District, long a political patronage fieldom of Cook County Board President George Dunne.

SINCE 1975, THE IRS has been investigating more than 60 district employees living in the houses. In a civil action, the IRS contends that the employees should pay income taxes on the difference between fair rental value and the amount that they pay in rental. In all, 49 of the houses are provided to employees rent-

quired by the district through eminent domain proceedings on land purchased for public use.

NOT ONLY IS the district charging minimal rents to the employees but the employees are not reporting the rent benefits for the homes on their personal income tax. That has set up the district's dispute with the United States Internal Revenue Service, which insists that the rent benefits should be counted as personal income.

Moreover, a Tribune random survey uncovered several questionable practices by the district and district employees in using district property. These included the operation of a private business from a house on forest preserve land by a

free and 56 are provided to other employees at monthly rentals ranging from \$20 to \$75.

The houses range from modest bungalows to former residences of millionaire businessmen, including at least

Continued on page 10, col. 1

(Indicate page, name of newspaper, city and state

Chicago Tribune Sunday August 22, 1982 Date: Page 1, Section 1

Title: A House is Home for \$65 a month

Character: 194-413

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or Classification

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Home sweet home in the forest

Continued from page one

three homes with in-ground backyard swimming pools.

District spokesmen contend that by providing the homes to employees rent-free or at vastly reduced rents they are saving the district at least \$1 million annually. With the employees living on district property, the spokesmen say, they provide a 24-hour "front-line" defense against vandalism, crime, fire and other emergencies.

A RECENT TRIBUNE survey of the forest preserve houses indicated that only about 40 of the homes are adjacent to district facilities such as swimming pools, golf courses and district equipment yards and could legitimately serve the "front-line" defense role.

The remaining houses, often the luxury

The remaining houses, often the luxury homes, appear to have been retained on district land for years solely to provide cheap housing to favored employees. These are the houses the IRS is concerned about. The IRS appears willing to concede that the residences near swimming pools, golf courses and equipment storage areas do provide security.

The practice of providing low-cost housing for favored employees appears to be in violation of the district's internal guidelines governing acquisition of property. The guidelines, written in 1929 and revised in 1959, state that:

"... All buildings which have been or may be acquired in the purchase of property, and which cannot be devoted to actual use for Forest Preserve purposes, should be immediately demolished or otherwise disposed of."

District officials have refused to discuss with The Tribune what criteria are used to determine which employees receive homes.

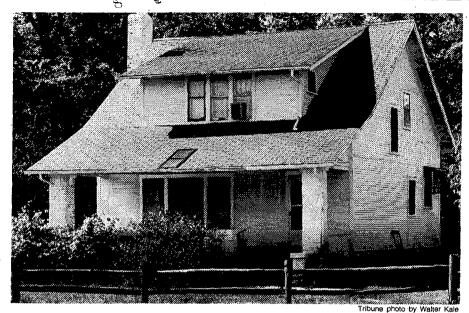
"I DON'T KNOW if there is a specific criterion," Dunne said last week. "I do know that people who are employees make an application or request [for the homes]. I don't know if they keep a running list or not. They are granted periodically."

Since The Tribune first wrote about the forest preserve homes in 1975, the Internal Revenue Service has conducted a continuing investigation of the free and low rents offered to the favored employees.

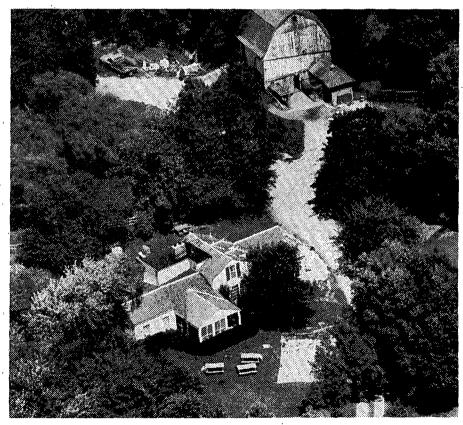
In one instance, the IRS charged that Edward Vanicek, a district maintenance supervisor, received rent-free housing worth a total of \$28,575 from 1972 through 1974 at a home he lived in at 9001 W. 103d St. on district property. The IRS estimated that in 1974 the fair rental on the property would have been \$1,000 a month. The IRS contends the value of the rent should be declared as additional income.

The house on 103d Street, a rambling brick ranch home with a large circular driveway, is now occupied by William Kraft, a district plumber whose annual salary is \$33,903. He pays \$65 a month for the home.

THE DISTRICT contends that its employees must occupy the homes as a condition of their employment and should not be liable for additional tax burdens. But not all employees of any particular job classification are assigned homes, making "condition of employment" suspect.



FOR \$40 A MONTH, a district employee named Michael Murray gets use of this Forest Preserve District home at 907 Dundee Rd. near Northfield. He reportedly operates a cleaning business from the home.



Tribune photo by David Nystrom

\$45 MONTHLY pays for a home set back off on Forest Preserve land near Elgin. The road to the house is marked "private."

District officials said the employees living in the houses act as watchmen who are readily accessible to the public using district lands in cases of emergency.

A recent Tribune survey of the houses on district lands, however, showed that most of the houses were in areas that made the "watchman" function of the occupants

questionable. For instance:

On the north side of Ogden Avenue near Western Springs, three district houses, all of the price of a district watchman of a norther. The home of a district watchman of a forest preserve nursery is nearby, and three more homes are less than a mile away on Edgewood Avenue.

• Despite the district's protestations that employees living in district-owned houses on district property are there in part to be available to the public in cases of emergency, reporters found evidence to the contrary.

Several access roads to various district houses were blocked with signs proclaiming the roads to be "private," for instance, and other houses bore signs saying that guard clogs were on duty.

TRIBUNE REPORTERS also discovered that a few of the district houses are so badly maintained as to be eyesores. The rental contracts signed by the occupants provide that they are responsible for the labor and cost of maintainance. The occupants also pay the utility bills.

In Dan 1 Woods near Wheeling, for example, a home at 555 E. Dundee Rd., rented by Greg Kowalski, a district employee, for \$40 a month has a collapsed garage, no front steps and is

littered with garbage and trash.

In Chipilly Woods near Northfield, a home at 907 E. Dundee Rd., rented by Michael Murray, a district laborer, for \$40 a month is in a similar state of disrepair. According to telephone company records, Murray has been operating a commercial cleaning service from his forest preserve home for two years.

WHEN THE TRIBUNE asked the Forest Preserve District for the number of homes itowns, and who lives in them, James Gaughan, district comptroller, would not release the number immediately. Eventually, however, he allowed The Tribune to view the agreements

signed by the 105 tenants.

"We have counted the [rental] agreements," Gaughan said in handing over the documents. "There they are." Gaughan would not permit copies to be made of even the

blank agreement forms.

Such a tight-lipped approach to forest preserve business is characteristic of the district, headed by General Supt. Arthur L. Janura, whose \$77,675 annual salary makes him one of Illinois' higher paid public officials. When reporters in 1976 asked for a list of names of all district employees and their salaries, the district refused to release it, fighting the request for two years through the courts until the Illinois Appellate Court ruled unanimously that such information was public record.

THE FOREST Preserve District is an independent municipality, with its own taxing powers and police force. It is governed by Cook County Board members under an arrangement in which all county board members serve additionally, without pay, as forest preserve commissioners, thus increasing each board member's patronage power.

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Memorandum

то :	SAC, CHICA	AGO(194C-4	13)(Sq 7B)	DATE:	8/24/82	
FROM :	SA		(SQ.7-	в)			ь6 ь70
SUBJECT:	ARTHUR JAI						
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FBI — CHICAGO

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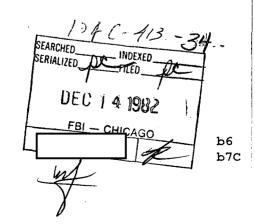
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UNITED STATES GOVERNMENT

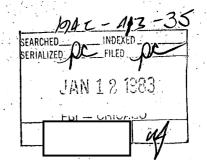
UNITED STATES DEPARTMENT OF JUSTICE FEDERAL BUREAU OF INVESTIGATION

Memorandum

то :	SAC, CHICAGO (194C-413) DATE: 12/16/82	
FROM:	SA	b6 b7C
SUBJECT:	Official of Cook County Forest Preserve PUBLIC CORRUPTION OO:CHICAGO	
	On 12/8/82, SA met with AUSA	ь5 b6 ь7с
	SA will attempt to interview regarding the allegations of misconduct and subpoenas will be issued for invoices and bills to determine with finality if a federal violation exists.	b6 b7С
	1 Chicago WWF/wh	·







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FEDERAL BUREAU OF INVESTIGATION

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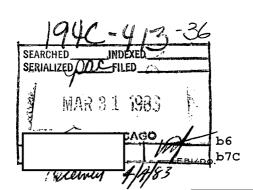
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	OFFICIALS OF COOK COUNTY FO	REST PRESERVE;	b7C

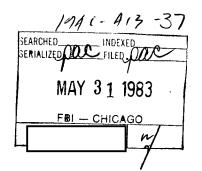
Review of FBIHQ files reveals that the last communication submitted on captioned matter was dated 4/7/82. Therefore, current developments and status of investigation are unknown to FBIHQ.

CG is directed to forward within 30 days an airtel with a brief LHM (original and three copies) suitable for dissemination to the U. S. Department of Justice, updating this matter including a prosecutive opinion.

In the event this investigation is in a closed status, submit closing communication to include LHM outlining allegations received, summary of investigation, and prosecutive opinion.

SPECIAL

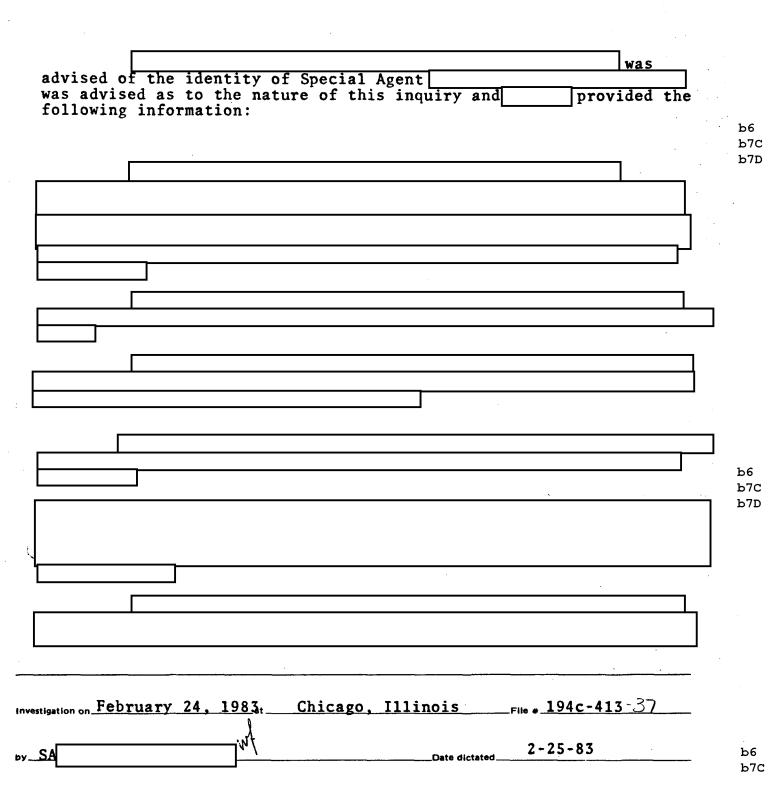




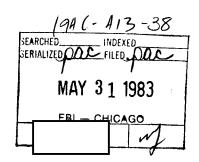
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FEDERAL BUREAU OF INVESTIGATION

Date of transcription 2-28-83



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8/29/83

TO: DIRECTOR, FBI

FROM: SAC, CHICAGO (194C-413) (SQ.7B)

ARTHUR JANURA,

OFFICIALS OF COOK COUNTY

FOREST PRESERVE;

HOBBS ACT - CPO; MF;

00: CHICAGO

Enclosed for the Bureau are four copies of a self explanatory LHM regarding captioned matter. One copy of the LHM is disseminated locally to AUSA

Chicago is placing captioned matter in a closed status.

2 - Bureau (encl.4)

1 - Chicago

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INDEXED 7



U.S. Department of Justice

Federal Bureau of Investigation

In Reply, Please Refer to File No.

219 South Dearborn Street Chicago, Illinois 60604 August 29. 1983

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OFFICIALS OF COOK COUNTY FOREST PRESERVE; HOBBS ACT - CORRUPTION OF PUBLIC OFFICIALS; MAIL FRAUD
Captioned investigation was predicated upon receipt of information from
With the consent and cooperation of celephone calls were monitored and logical investigation, interviews, and subpoenas before Federal grand jury were ssued. Investigation failed to develop specific occurrences of violations of Federal law.
On June 7, 1983 Assistant United States Attorney [AUSA] reviewed the contents of the cranscripts of the telephone calls and other data contained in the investigative memorabilia.
In view of the above the Chicago office of the FRI

In view of the above, the Chicago office of the FBI is conducting no further investigation concerning this matter.

This document contains neither a conclusions of the FBI. It is the proper loaned to your agency; it and its content distributed outside your agency.	rty of the FBI and is
	FILEDFBI/DOJ